

IN RE: PETITION FOR SPECIAL HEARING
SW/S Rolling Road, 800' N of
Wilkins Avenue
(850 S. Rolling Road)
1st Election District
1st Councilmanic District

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 92-227-SPH

The Young Men's Christian Assoc.
of the Greater Baltimore Area -
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a
Petition for Special Hearing to amend the previously approved site plan in
Case No. 69-161-X, in accordance with Petitioner's Exhibit 1.

The Petition was filed by the Young Men's Christian Association
of the Greater Baltimore Area (YMCA), by and through their attorney,
T.E.D. Millsapugh, Esquire. Also appearing and testifying on behalf of
the Petitioner was Dennis J. Dittmer, Vice President of the YMCA. There
were no Protestants.

Testimony indicated that the Petitioner owns 20.33 acres of land
zoned D.R. 2 located off of South Rolling Road in the Catonsville area of
Baltimore County. Said property, known as 850 South Rolling Road, is
improved with a recreational/office building and accessory uses for the
YMCA which have existed on the site since 1969. Concurrent with the in-
stant Petition, the Petitioner also filed a Petition for Special Exception
to approve a Class B Child Care Center on Parcel 1 of the subject site.
The Petitioner now seeks to amend the previously approved site plan in
Case No. 69-161-X due to the fact that the building constructed pursuant
to that case is actually smaller than that originally approved and is situ-
ated at an angle approximately 5 degrees different than that previously
represented on the plan. The Petitioner now seeks to amend the site plan

to record the improvements as they currently exist and incorporate the
proposed improvements pursuant to the special exception granted in Case
No. 92-228-X for a Class B Child Care Center on the subject property.

After due consideration of the testimony and evidence presented,
it is clear that practical difficulty or unreasonable hardship would re-
sult if the relief requested in the special hearing were not granted. It
has been established that the requirements from which the Petitioner seeks
relief would unduly restrict the use of the land due to the special condi-
tions unique to this particular parcel. In addition, the relief requested
will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and pub-
lic hearing on this Petition held, and for the reasons given above, the
special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for
Baltimore County this 4th day of January, 1992 that the Petition for
Special Hearing to amend the previously approved site plan in Case No.
69-161-X, in accordance with Petitioner's Exhibit 1, be and is hereby
GRANTED subject to the following restrictions:

- 1) The Petitioners are hereby made aware that pro-
ceeding at this time is at their own risk until such
time as the 30-day appellate process from this Order
has expired. If, for whatever reason, this Order is
reversed, the Petitioners would be required to return,
and be responsible for returning, said property to its
original condition.
- 2) The improvements on the subject property shall
correspond with that depicted on the site plan marked
Petitioner's Exhibit 1. Any trailers or container
units not depicted on the subject site plan shall be
removed or Petitioner shall obtain the necessary per-
mits to store said trailers or container units on the
property.

- 3) When applying for any permits, the site plan and/
or landscaping plan filed must reference this case and
set forth and address the restrictions of this Order.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Baltimore County Government
Zoning Commission
Office of Planning and Zoning



January 9, 1992

(410) 887-4386

T.E.D. Millsapugh, Esquire
Piper & Marbury
36 S. Charles Street
Baltimore, Maryland 21201

RE: PETITION FOR SPECIAL HEARING
SW/S South Rolling Road, 800' N of Wilkins Avenue
(850 S. Rolling Road)
1st Election District - 1st Councilmanic District
The Young Men's Christian Assoc. of the Greater Baltimore Area -
Petitioner
Case No. 92-227-SPH

Dear Mr. Millsapugh:

Enclosed please find a copy of the decision rendered in the
above-captioned matter. The Petition for Special Hearing has been granted
in accordance with the attached Order.

In the event any party finds the decision rendered is unfavor-
able, any party may file an appeal to the County Board of Appeals within
thirty (30) days of the date of this Order. For further information on
filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

file

ORDER RECEIVED FOR FILING

Date 1/9/92
By [Signature]

ORDER RECEIVED FOR FILING

Date 1/9/92
By [Signature]

- 2 -

ORDER RECEIVED FOR FILING

Date 1/9/92
By [Signature]

- 3 -

Petition for Special Hearing

(YMCA/Parcel II/Amend. 69-161-X)

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is
described in the description and plat attached hereto and made a part hereof, hereby petition for a
Special Hearing under the Zoning Law and Zoning Regulations of Baltimore County, to use the
herein-described property for amend special exception 69-161-X (see attached
statement).

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing
of this petition, and further agree to and are to be bound by the zoning regulations and restrictions
of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm,
under the penalties of perjury, that I/we
are the legal owner(s) of the property
which is the subject of this Petition.

Contract Purchaser/Lessee: Legal Owner(s): The Young Men's Christian
Association of the Greater Baltimore Area
(Type or Print Name) (Type or Print Name)

BY: Signature
Dennis J. Dittmer, Vice President
(Type or Print Name)
Address
City and State

Attorney for Petitioner: T.E.D. Millsapugh, Esq./Piper & Marbury
(Type or Print Name) 204 E. Lombard Street, R37-2622
Address Phone No.
Baltimore, Maryland 21202
City and State

Signature
36 South Charles Street
Address
Baltimore, Maryland 21201
City and State

Attorney's Telephone No.: 576-1894 Address (same) Phone No.



OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING - 1/2 HR. (1 HR.)
AVAILABLE FOR HEARING
MON. THURS. - NEXT TWO MONTHS
ALL
REVISED BY [Signature] DATE 1/15/92

REQUEST TO BE HEARD
CONCURRENTLY WITH
ITEM 2A1 SEE LTR.

YMCA of Greater Baltimore

SPECIAL HEARING
(amending special exception 69-161-X)
Parcel II/Catonsville Branch

The YMCA of Greater Baltimore requests this Special
Hearing in order to amend Special Exception No. 69-161-X by
replacing the site plan approved in connection with such case.

On February 13, 1969, the YMCA obtained special
exception approval in case 69-161-X to construct facilities
devoted to civic, social and recreational activities at its
20.33 acre property located at 850 South Rolling Road in
Catonsville. Approved in connection with this special
exception case was a site plan showing all improvements which
the YMCA proposed to build. The YMCA actually constructed a
smaller building than that permitted by the special exception,
and all of the improvements (including landscaping and parking
areas) ultimately had a different orientation at the site than
shown on the site plan. Nevertheless, the YMCA operated
its facilities during the ensuing 22 years and continues to do
so now, all for great benefit to the community.

The YMCA now plans to construct a child care center
on the property, for which a separate special exception
petition has been filed together with this request. The YMCA
desires to improve and reconfigure the parking areas at the
property in order to best accommodate the needs of the site.
Likewise, this improved parking area will comply with all
applicable parking regulations of Baltimore County. All of the
current building improvements and the proposed parking areas
are shown in the area marked "Parcel II" on the attached
"Special Exception and Special Hearing Plan."

The YMCA therefore requests that the Zoning
Commissioner amend Special Exception 69-161-X and approve the
current improvements and proposed parking shown on the attached
Special Exception Plan. The YMCA's plan will not be
detrimental to the health, safety and general welfare of the
community and will otherwise satisfy the requirements of §502
of the Baltimore County Zoning Regulations. The plan will
rather benefit the surrounding neighborhood and the entire
community by enabling the YMCA to better serve its needs.

26.TM:11/21/91

FISHER,
COLLINS
&
CARTER,
INC.

CONSULTING ENGINEERS AND
LAND SURVEYORS
9171 Baltimore National Pike
Suite 100
Baltimore, Maryland 21043
(301) 941-2855
Fax (301) 750-3784

October 25, 1991

DESCRIPTION
(PARCEL II)
18.7611 ACRE PARCEL SOUTHWEST
SIDE OF ROLLING ROAD
PROPERTY OF
THE YOUNG MEN'S CHRISTIAN ASSOCIATION
OF THE GREATER BALTIMORE AREA
FIRST ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

THIS DESCRIPTION IS FOR SPECIAL EXCEPTION

BEGINNING FOR THE SAME at the point of beginning of that land
which by deed dated April 30, 1969 and recorded among the Land
Records of Baltimore County, Maryland in Liber No. 4986 at Folio
193 was granted and conveyed by Rafael Alfonso and Laura Alfonso,
his wife, and Teresa Alfonso, unmarried, to The Young Mens
Christian Association of The Greater Baltimore Area, the said point
being on the southwest side of Rolling Road (Maryland Route 166),
and running thence binding along all of the First of North
32°25'40" East 24.75 feet line and thence all of the Second and a
part of the Third lines of said land, inclusive, as now surveyed,
with courses and distances referred to the True Meridian as
established by the Baltimore County Metropolitan District,

- 1) North 32°28'24" East 24.75 feet to a point in the
said Rolling Road, thence binding in the said Rolling
Road,
- 2) South 44°23'21" East 112.68 feet,
- 3) South 39°48'26" East 203.00 feet to the beginning of
that land which by deed dated April 30, 1969 and recorded
among the Land Records of Baltimore County, Maryland in

1 of 4

Liber No. 4986 at Folio 197 was granted and conveyed by
Robert W. Furtick and Charleen C. Furtick, his wife, to
The Young Mens Christian Association of The Greater
Baltimore Area, and running thence binding along the
outlines of said land,

- 4) South 39°48'26" East 164.95 feet,
- 5) South 19°19'46" East 283.80 feet,
- 6) South 29°42'56" East 384.62 feet, thence leaving said
Rolling Road, binding along existing Lot No. 1A, Second
Amended Sheet 1 of 5, Plat of "College Hills, Section
III, Phase I" recorded among the said Land Records in
Plat Book No. 62 at Folio 110,
- 7) South 59°44'54" West 294.33 feet,
- 8) North 28°03'46" West 94.23 feet,
- 9) South 62°23'21" West 131.24 feet,
- 10) South 40°01'24" West 84.01 feet to a point on and 364.71
feet from the end of the Ninth or South 40°02'10" West
448.72 feet line of the 20.32 acre parcel described in
the said Land Records as aforesaid in Liber No. 4986 at
Folio 193, thence binding along the remainder of said
Ninth line and thence along all of the Tenth through
Twenty-fifth lines, inclusive, of the said land, binding
along the outlines of Existing Lot No. 1A, Second Amended
Sheet 1 of 5, Plat of "College Hills, Section III, Phase
I" recorded among the said Land Records in Plat Book No.
62 at Folio 110,

FISHER,
COLLINS
&
CARTER,
INC.

CONSULTING ENGINEERS AND
LAND SURVEYORS
9171 Baltimore National Pike
Suite 100
Baltimore, Maryland 21043
(301) 941-2855
Fax (301) 750-3784

2 of 4

#240

- 11) South 40°01'24" West 364.71 feet, thence binding along First Amended Sheet 2 of 5 and Third Amended Sheet 3 of 5, "Plat of College Hills, Section III, Phase I" recorded among said Land Records in Plat Book No. 61 at Folio 85 and Plat Book No. 62 at Folio 111, respectively, and "Section Two, College Hills", recorded in Plat Book No. 53 at Folios 139 and 140.
- 12) North 53°46'44" West 220.34 feet,
- 13) North 60°36'44" West 22.67 feet,
- 14) North 83°54'44" West 104.92 feet,
- 15) North 45°32'44" West 62.83 feet,
- 16) North 07°11'43" West 20.00 feet,
- 17) North 01°15'06" East 40.00 feet,
- 18) North 35°18'47" West 263.50 feet,
- 19) North 32°45'47" West 85.50 feet,
- 20) North 25°52'43" East 51.75 feet,
- 21) North 47°32'12" East 12.75 feet,
- 22) South 81°49'49" East 52.24 feet,
- 23) North 53°58'12" East 55.53 feet,
- 24) North 67°52'12" East 176.00 feet,
- 25) North 28°36'28" West 171.60 feet,
- 26) North 54°00'52" East 146.67 feet,
- 27) North 32°28'24" East 577.23 feet to the point of beginning; containing 20.335 acres of land, more or less.

92-227-SPH

SAVING AND EXCEPTING therefrom a parcel of land containing

3 of 4

FISHER,
COLLINS
&
CARTER,
INC.
CONSULTING ENGINEERS AND
LAND SURVEYORS
9171 Baltimore National Pike
Suite 102
Ellicott City, Maryland 21043
(301) 461-2855
Fax (301) 750-3794

#240

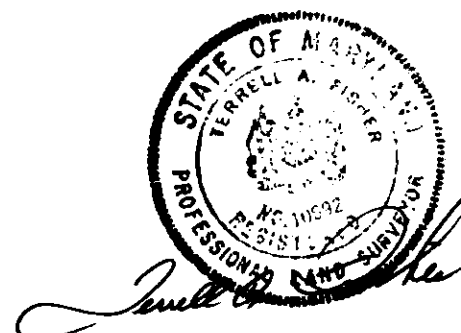
1.5739 acres of land, more or less, described as follows:

BEGINNING FOR THE SAME at a point South 60°17'04" West 64.00 feet, more or less, from a point on and 170.07 feet from the end of the Third or South 29°42'30" East 384.62 feet line of that land which by deed dated April 30, 1969 and recorded among the Land Records of Baltimore County, Maryland in Liber No. 4986 at Folio 197 was granted and conveyed by Robert W. Furtick and Charleen C. Furtick, his wife, to The Young Men's Christian Association of the Greater Baltimore Area and thence running within the said land with the first of six (6) new lines, as now surveyed, with courses and distances referred to the True Meridian as established by the Baltimore County Metropolitan District,

- 1) South 60°17'04" West 230.00 feet,
- 2) North 29°42'56" West 187.55 feet,
- 3) North 81°00'00" West 25.00 feet,
- 4) North 09°00'00" East 133.76 feet,
- 5) North 60°17'04" East 165.85 feet, thence running parallel to the said Third deed line, as now surveyed,
- 6) South 29°42'56" East 307.55 feet to the point of beginning; containing 1.5739 acres of land, more or less.

92-227-SPH

Compiled _____
Checked _____
alfonso.des D-11



4 of 4

FISHER,
COLLINS
&
CARTER,
INC.
CONSULTING ENGINEERS AND
LAND SURVEYORS
9171 Baltimore National Pike
Suite 102
Ellicott City, Maryland 21043
(301) 461-2855
Fax (301) 750-3794

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 1st Date of Posting: 12-10-91

Posted for: James E. Dyer, Chairman

Petitioner: The Young Men's Christian Association of the Greater Baltimore Area

Location of property: 800' N of Wilkins Avenue, 850' South Rolling Road, 1st Election District

Location of Sign: West side of S. Rolling Road at intersection to subject property

Remarks: _____

Posted by: L. E. Schmidt Date of return: 12-16-91

Number of Signs: 1

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in the CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/12/91.

CATONSVILLE TIMES

S. Zabo Orlean
Publisher

\$56.70

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed Special Exception in Room 112, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:
Case Number: 92-227-SPH
Site: 800' N of Wilkins Avenue, 850' South Rolling Road, 1st Election District
Petitioner: The Young Men's Christian Association of the Greater Baltimore Area
Hearing Date: Monday, January 6, 1992 at 9:00 a.m.
Special Hearing: to amend special exception #69-161-X.
LAWRENCE E. SCHMIDT
Zoning Commissioner of Baltimore County
CU12087 December 12

CERTIFICATE OF PUBLICATION

TOWSON, MD., 12/12/91

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/12/91.

THE JEFFERSONIAN,

S. Zabo Orlean

Publisher

\$56.70

MICROFILMED

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed Special Exception in Room 112, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:
Case Number: 92-227-SPH
Site: 800' N of Wilkins Avenue, 850' South Rolling Road, 1st Election District
Petitioner: The Young Men's Christian Association of the Greater Baltimore Area
Hearing Date: Monday, January 6, 1992 at 9:00 a.m.
Special Hearing: to amend special exception #69-161-X.
LAWRENCE E. SCHMIDT
Zoning Commissioner of Baltimore County
CU12087 December 12

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Date

Account: R 001 6150
Number

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 1-3-92

The Young Men's Christian Association of the Greater Baltimore Area
204 E. Lombard Street
Baltimore, Maryland 21202

ATTN: DENNIS DITMER

RE:
CASE NUMBER: 92-227-SPH
800' N of Wilkins Avenue, 850' South Rolling Road, 1st Election District - 1st Councilmanic
Petitioner(s): The Young Men's Christian Association of Greater Baltimore Area

Dear Petitioner(s):

Please be advised that \$ 81.70 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Carl John

ARWOLD HARRIS
DIRECTOR

cc: T.E. D. Millsapugh, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DECEMBER 5, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 112, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-227-SPH
800' N of Wilkins Avenue, 850' South Rolling Road, 1st Election District - 1st Councilmanic
Petitioner(s): The Young Men's Christian Association of Greater Baltimore Area
HEARING: MONDAY, JANUARY 6, 1992 at 9:00 a.m.

Special Hearing to amend special exception #69-161-X.

Lawrence E. Schmidt
Lawrence E. Schmidt

Zoning Commissioner of
Baltimore County

cc: Dennis J. Dittmer/TWCA
T.E.D. Millsapugh, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

December 20, 1991

Ted Millsapugh, Esquire
Piper & Marbury
36 South Charles Street
Baltimore, MD 21201

RE: Item No. 240, Case No. 92-227-SPH
Petitioner: The Young Men's Christian Association of Greater Baltimore Area
Petition for Special Hearing

Dear Mr. Millsapugh:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Zoning Plans Advisory Committee Comments
Date: December 20, 1991
Page 2

- 2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All Petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.
- 3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

Your petition has been received and accepted for filing
this 25th day of November, 1991.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:
James E. Hoff
CHAIRMAN,
ZONING PLANS ADVISORY COMMITTEE

Petitioner: The Young Men's Christian, et al
Petitioner's Attorney: Ted Millsbaugh

92-227-SPH Jan 6

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: December 17, 1991

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management
FROM: Rahee J. Famili
SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: December 10, 1991
ITEM NUMBERS: 240 & 241

The internal roadways should intersect closer to a 90° angle and some
parking layout should be modified accordingly.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lvd

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management
DATE: December 6, 1991

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: YMCA Property, Item No. 240 + 241

In reference to the Petitioner's request, staff offers the
following comments:

Under the heading of "Community Planning and Conservation"
the Master Plan addresses the importance of providing an amalgam
of community support services. The plan further offers that
"Emphasis should be placed on the creation of live communities
supported by appropriate public and community facilities." The
Master Plan also indicates the need to "revise the Zoning Regulations
so that commercial uses, day care facilities, health service, etc.
may be allowed . . ."

In the opinion of the Office of Planning and Zoning, the
provision of quality day care facilities at this location will have a
positive impact on the community.

Should the applicant's request be granted, the following
conditions are recommended:

A landscape plan identifying existing mature trees shall
be submitted to the deputy director of the Office of
Planning and Zoning for approval. Said plan shall focus on
the retention of existing trees and the provision of an
enhanced landscape treatment adjacent to Rolling Road.

If there should be any further questions or if this office can
provide additional information, please contact Jeffrey Long in the
Office of Planning at 887-3211.

PK/JL:rdn
ITEM240/TXTROZ

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

December 4, 1991

TO: Arnold Jablon, Director
Zoning Administration and Development Management

FROM: DIVISION OF GROUND WATER MANAGEMENT

SUBJECT: Zoning Item #240 and #241, Zoning Advisory Committee Meeting of
December 10, 1991, The Young Men's Christian Association of the
Greater Baltimore Area, D-1, SW/S South Rolling Road, 800' N of
Wilkins Avenue (#850 South Rolling Road, Parcel II), D-1, Public
Water and Sewer

COMMENTS ARE AS FOLLOWS:

Prior to approval for a nursery school or day care, owner or applicant
must comply with all Baltimore County regulations. For more complete
information, contact the Maryland State Office of Child Care Licensing and
Certification.

SSF:rmp
240.241/GWRMP

RECEIVED
DEC 6 1991
ZONING OFFICE

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: THE YOUNG MEN'S CHRISTIAN ASSOC.
OF THE GREATER BALTIMORE AREA

Location: #850 SOUTH ROLLING ROAD

Item No.: 240 Zoning Agenda: DECEMBER 10, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by
this Bureau and the comments below are applicable and required to be
corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site
shall comply with all applicable requirements of the National Fire
Protection Association Standard No. 101 "Life Safety Code", 1988
edition prior to occupancy.

REVIEWER: *John J. P. [Signature]* Noted and
Approved: *John W. Brady [Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

JF/KEK

PIPER & MARBURY

1200 NINETEENTH STREET, N.W.
WASHINGTON, D.C. 20036
202 861-3900
FAX 202 861-3905

117 BAY STREET
EASTON, MARYLAND 21829
301 820-4460
FAX 301 820-4463

WRITER'S DIRECT NUMBER
(410) 576-1894

CHARLES CENTER SOUTH
36 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-3010
301 538-9530
FAX 301 538-0468

November 22, 1991

ITEM #5
240 AND 241
(SPH)

31 WEST 82ND STREET
NEW YORK, NEW YORK 10019
212 261-2000
FAX 212 261-2000

14 AUSTIN FRUITS
LONDON, KEN BNE
071 638-3833
FAX 071 638-1008

Mr. Lawrence E. Schmidt
Zoning Commissioner
Baltimore County Zoning Office
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: YMCA of Greater Baltimore
Catonsville Branch Applications

Dear Mr. Commissioner:

Please find enclosed for your review two applications
submitted by the Young Men's Christian Association of the
Greater Baltimore Area. The first petition is a request for a
special exception to construct a day care center at the YMCA's
Catonsville branch, and the second is a request to amend
previous case 69-161-X to approve the YMCA's proposed new
parking facilities and its existing community building at the
same site. Because these two petitions are intimately related,
we would ask that notices be posted and hearings held for both
cases concurrently. This would provide for the most efficient
use of the County's time.

The YMCA has obtained financing for this child care
center through the sale of tax-exempt bonds issued by the State
of Maryland agency, the Maryland Industrial Development
Financing Authority. Restrictions in this bond transaction
give the YMCA only a limited time in which to obtain its
special exception and construct the child care facility, so we
would ask to be advised if there is any way in which we can
help to bring these petitions to completion at the earliest
possible date (while of course following all time periods
required by law).

27.TM:11/22/91

Mr. Lawrence Schmidt
November 22, 1991
Page Two

PIPER & MARBURY

92-227-SPH

Also, it is important to know that the Baltimore
County Council has approved the creation of a child care center
at this site as part of its approval of the bond transaction
under Council Resolution No. 39-91, though the YMCA understands
that such a resolution does not constitute formal zoning
authority for the project.

We do look forward to working with you on this
important case, and please do not hesitate to contact us if you
need any further information.

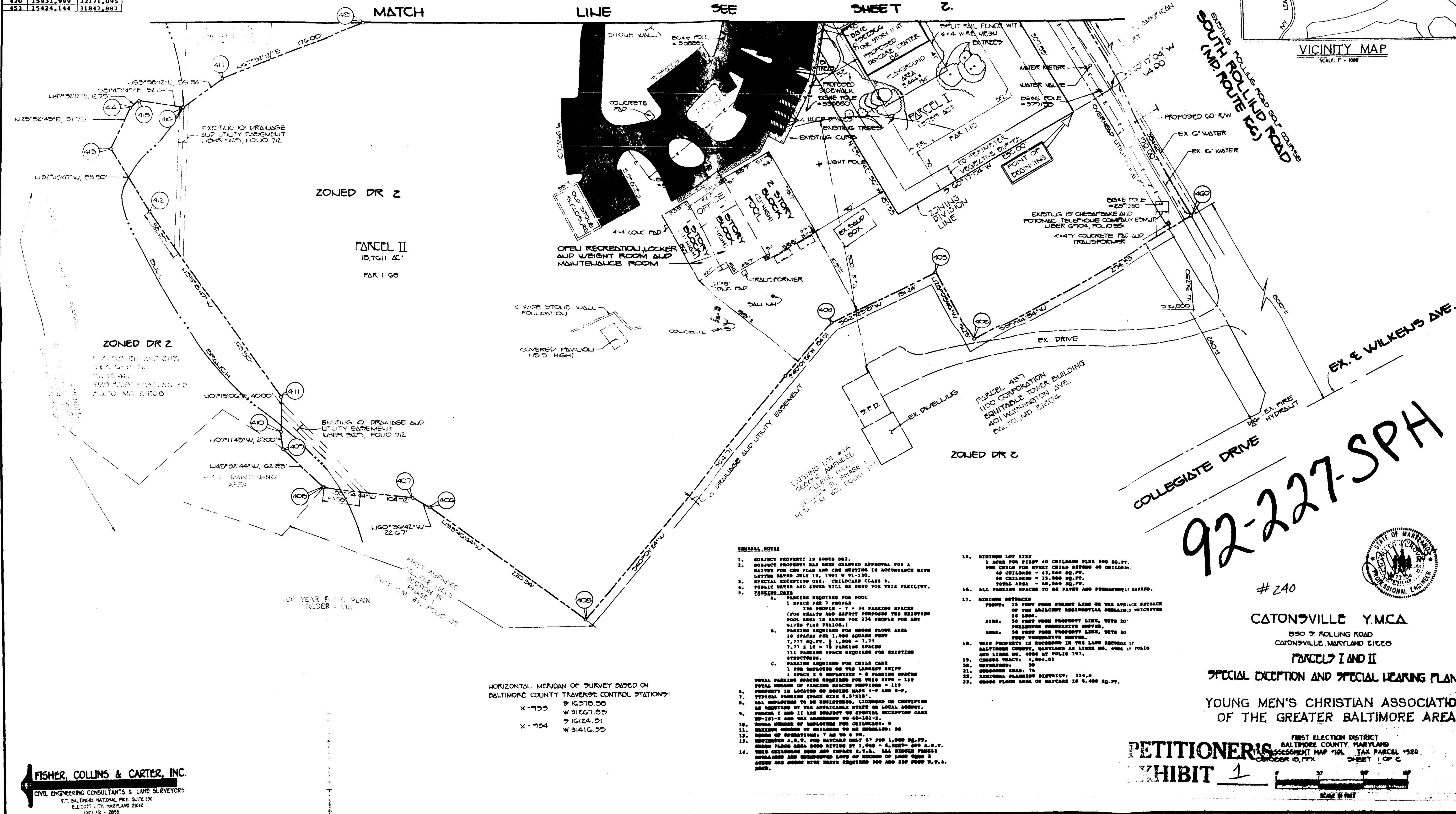
Sincerely yours,

Ted Millsbaugh
Thomas E.D. Millsbaugh

TM/lsv
Enclosures
cc (w/encl.): Dennis J. Dittmer

27.TM:11/22/91

POINT	EASTING	NORTHING
402	16337.450	31502.160
403	16454.298	31547.489
404	16515.123	31663.783
405	16577.323	31533.503
406	16555.126	31439.566
407	16389.167	31248.316
408	15424.144	31347.887
409	15504.663	31769.067
410	16058.745	31952.355
411	16728.546	32130.112
412	16717.421	32149.865
413	16706.294	32254.194
414	16662.292	32299.042
415	16642.449	32301.547
416	16602.459	32300.673
417	16387.441	32452.988
418	16315.543	32499.257
419	16268.992	32476.670
420	16260.375	32467.264
421	16267.798	32415.557
422	16235.132	32370.645
423	16168.831	32207.611
424	16018.180	32289.775
425	15931.999	32171.095
426	15424.144	31847.887



GENERAL NOTES

1. SUBJECT PROPERTY IS ZONED DR 2.
2. SUBJECT PROPERTY HAS BEEN GRANTED APPROVAL FOR A VARIATION FOR ONE PLAN AND ONE MEETING IN ACCORDANCE WITH LATTER DATED JULY 19, 1961 BY THE CITY OF BALTIMORE.
3. SPECIAL EXCEPTION USE: CHILDREN'S CLUBS.
4. PUBLIC WATER AND SEWER WILL BE USED FOR THIS FACILITY.
5. EXISTING DRIVE
6. PARKING REQUIRED FOR POOL: 1 SPACE FOR 7 PEOPLE (FOR RELAY AND SAFETY PURPOSES THE EXISTING POOL AREA IS LAYED OUT FOR 234 PEOPLE FOR ANY GIVEN TIME PERIOD.)
7. PARKING REQUIRED FOR GYMNASIUM FLOOR AREA: 10 SPACES FOR 1,000 SQUARE FEET 7,777 SQ. FT. = 1,000 = 7.77
8. 7.77 X 10 = 78 PARKING SPACES
9. 111 PARKING SPACES REQUIRED FOR EXISTING STRUCTURES.
10. PARKING REQUIRED FOR CHILD CARE: 1 SPACE FOR 6 CHILDREN = 6 PARKING SPACES
11. TOTAL PARKING SPACES REQUIRED FOR THIS SITE = 119
12. TOTAL NUMBER OF PARKING SPACES PROVIDED = 119
13. PROPERTY IS LOCATED ON LOT 100 AND 101.
14. ALL IMPROVEMENTS TO BE SUBMITTED, LICENSED OR CERTIFIED AS REQUIRED BY THE APPLICABLE STATE OR LOCAL AGENCY.
15. PARCELS I AND II ARE SUBJECT TO SPECIAL EXCEPTION CASE NO. 101-2 AND THE VARIATION NO. 40-101-2.
16. TOTAL NUMBER OF IMPROVEMENTS FOR CHILDREN'S CLUBS: 6
17. TOTAL NUMBER OF CHILDREN TO BE SERVED: 60
18. NUMBER OF IMPROVEMENTS: 7 AND 10
19. VARIATION NO. 101-2 FOR PARKING ONLY 67 FOR 1,000 SQ. FT. GYMNASIUM FLOOR AREA SERVING 1,000 = 6.6667 AND 101-2.
20. VARIATION NO. 101-2 FOR PARKING ONLY 67 FOR 1,000 SQ. FT. GYMNASIUM FLOOR AREA SERVING 1,000 = 6.6667 AND 101-2.
21. VARIATION NO. 101-2 FOR PARKING ONLY 67 FOR 1,000 SQ. FT. GYMNASIUM FLOOR AREA SERVING 1,000 = 6.6667 AND 101-2.
22. VARIATION NO. 101-2 FOR PARKING ONLY 67 FOR 1,000 SQ. FT. GYMNASIUM FLOOR AREA SERVING 1,000 = 6.6667 AND 101-2.
23. VARIATION NO. 101-2 FOR PARKING ONLY 67 FOR 1,000 SQ. FT. GYMNASIUM FLOOR AREA SERVING 1,000 = 6.6667 AND 101-2.

15. MINIMUM LOT SIZE: 1 ACRE FOR FIRST 40 CHILDREN PLUS 500 SQ. FT. PER CHILD FOR EVERY CHILD BETWEEN 40 CHILDREN AND 60 CHILDREN = 25,000 SQ. FT. TOTAL AREA = 60,500 SQ. FT.
16. ALL PARKING SPACES TO BE PAVED AND PERMANENTLY MARKED.
17. MINIMUM SETBACKS: FRONT: 25 FEET FROM STREET LINE ON THE AVENUE APPROACH OF THE ADJACENT RESIDENTIAL BUILDING; REAR: 10 FEET FROM PROPERTY LINE, 10 FEET FROM EXISTING DRIVE; SIDE: 50 FEET FROM PROPERTY LINE, 10 FEET FROM EXISTING DRIVE; REAR: 50 FEET FROM PROPERTY LINE, 10 FEET FROM EXISTING DRIVE.
18. THIS PROPERTY IS LOCATED IN THE LAST 100 FEET OF BALTIMORE COUNTY, MARYLAND AS LINDER NO. 4004 AT P.O. 197.
19. CHURCH VOTERS: 6,000-10.
20. WATERED: 30
21. FURNISHED: 70
22. REGIONAL PLANNING DISTRICT: 224.0
23. GROSS FLOOR AREA OF BUILDING IS 6,400 SQ. FT.

HORIZONTAL MERIDIAN OF SURVEY BASED ON BALTIMORE COUNTY TRAVELER CONTROL STATIONS:
X-733 9 16370.00
W 16167.05
X-734 3 16124.01
W 161416.55

92-227-SPH
#240

CATONSVILLE Y.M.C.A.

850 S. ROLLING ROAD

CATONSVILLE, MARYLAND 21030

PARCELS I AND II

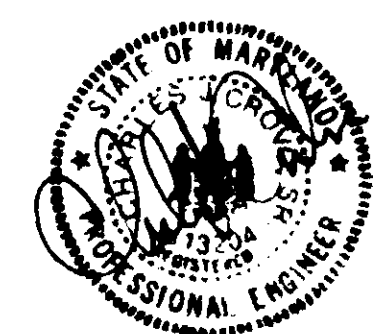
SPECIAL EXCEPTION AND SPECIAL HEARING PLAN

YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE GREATER BALTIMORE AREA

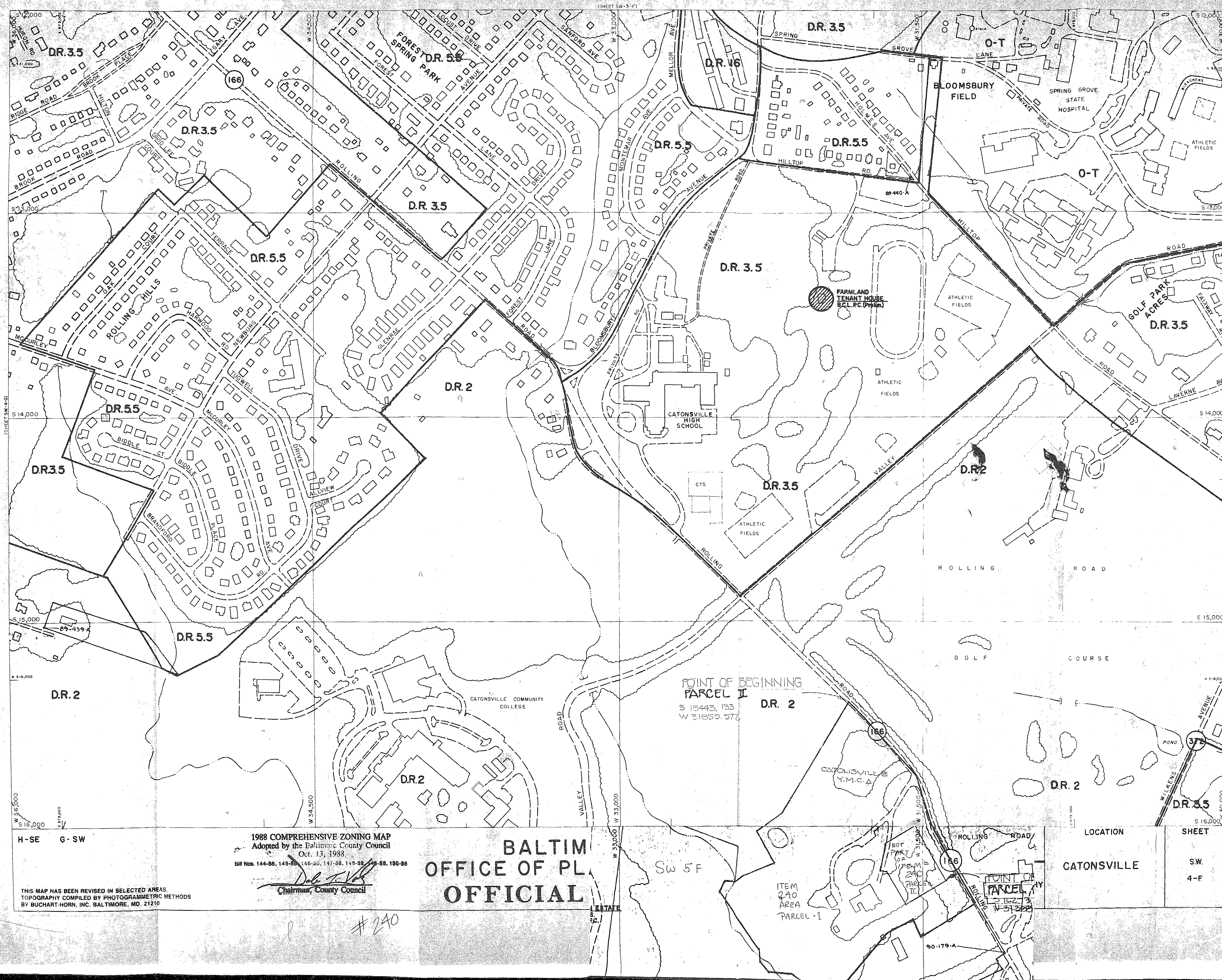
PETITIONER'S EXHIBIT 1

FIRST ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND ASSESSMENT MAP 101 TAX PARCEL 1520 OCTOBER 15, 1971 SHEET 1 OF 2

SCALE 1" = 100'



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
107 BALTIMORE NATIONAL BLDG. SUITE 100
BALTIMORE CITY, MARYLAND 21202
(301) 451-2895



H-SE G-SW

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988

Bill Nos. 144-88, 145-88, 146-88, 147-88, 149-88, 149-88, 150-88

Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIM
OFFICE OF PL
OFFICIAL

Sw 5 F

ITEM
240
AREA
PARCEL -

LOCATION
CATONSVILLE

SHEET

S.W.
4-F